

LAKE COUNTY PLANNING AND DEVELOPMENT SERVICES ANALYSIS
PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD
September 5, 2007



BOARD OF COUNTY COMMISSIONERS
September 25, 2007

Case: PH #6-07-1	Tracking #3-07-Z	Agenda #1
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Case Manager: Stacy Allen, Senior Planner

- Application Request -

Owner: Shelbert J. Payne and Judith A. Conner (the "Owner")

Applicant: Shelbert J. Payne and Judith A. Conner (the "Applicant")

Existing Zoning District: Rural Residential (R-1)
(1dwelling unit/acre)

Proposed Zoning District: Estate Residential (R-2)
(2dwelling units/acre)

Requested Action: Rezone property from R-1 to R-2

- Summary of Recommendations -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request to rezone property from Rural Residential (R-1) to Estate Residential (R-2) to allow for a minor lot split and single-family residential use.

ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Owner is requesting to rezone 94/100th of an acre (0.94 acre), located within the Urban Future Land Use Category (FLUC), from the R-1 Zoning District to the R-2 Zoning District. The site is located in the Lady Lake area, on the northwest corner of Griffin View and Lakeview Drives. The purpose of this request is to allow a minor lot split for single-family residential use. The property is currently vacant.

In the Urban FLUC, residential density is determined by the results of the Urban Area Residential Density Analysis (UARDA). In this case, the analysis resulted in a total of 55 points, allowing a maximum density of four and one half dwelling units per acre (4.5du/a). This density corresponds to the allowed density within the Urban FLUC (1du/a to 7du/a) and the requested R-2 Zoning District (2du/a).

The proposed R-2 Zoning District and its associated land use are consistent and compatible with the surrounding land uses and development patterns in the area. The property is located in an area of existing, various densities of residential development with lots ranging from 0.27 acre to 5 acres in size. The properties to the north and east are within the County's jurisdiction and the Town of Lady Lake's Joint Planning Area (JPA). To the north is a 3.76-acre single-family residential lot; to the east is Cathedral Arch Estates Subdivision consisting of 1-acre lots. The properties to the south and west are within the Town of Lady Lake's city limits. To the west is a 5-acre single-family residential lot; to the southwest is a small rental trailer park; to the south is a 0.43-acre single-family residential lot; and to the southeast is Joy Estates Subdivision consisting of 0.25-acre single-family and multi-family residential lots.

Staff finds that the request is consistent with all applicable provisions of the Comprehensive Plan and Land Development Regulations (LDR) as specified in the analysis below.

Based on these findings, staff recommends **APPROVAL** of this rezoning request.

- Site Information -

Size of Parcel: 0.94 acre (does not include property taken for right-of-way (CR #5-7212, Griffin View Drive)

Map Location: Section 21 / Township 18S / Range 24E

Location: Lady Lake area, northwest corner of Griffin View and Lakeview Drives (Alternate Key Number 1770971)

Future Land Use Category: Urban

Current Zoning District: Rural Residential (R-1)

Joint Planning Area: Lady Lake

Utility Area: Town of Lady Lake

Site Utilities: Town of Lady Lake central water and individual septic systems

Road Classification: Griffin View Drive, CR #5-7212, revised urban collector, asphalt
Lakeview Drive – CR #5-7307, local road, asphalt

Site Visit: December 15, 2006 **Sign(s) Posted:** (1) December 15, 2006

Commissioner's District: 5 (Cadwell)

Surrounding Land Use		Surrounding Zoning	
NORTH	Single-Family Residential	NORTH	Rural Residential (R-1)
SOUTH	Single-Family Residential, Rental Trailer Park, Single and Multi-Family Residential	SOUTH	Town of Lady Lake
	Single-Family Residential		Rural Residential (R-1)

EAST		EAST	
WEST	Single-Family Residential	WEST	Town of Lady Lake

- Findings -

According to the Lake County Land Development Regulations, Section 14.03.03, Standards for Review, in reviewing the application for a rezoning, the Lake County Zoning Board and Board of County Commissioners shall consider:

A. Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;

The proposed rezoning is consistent with the Land Development Regulations (LDR), specifically Table 3.00.03, Consistency of Zoning Districts with Land Use Classification that permits the R-2 Zoning District within the Urban Future Land Use Category (FLUC). The requested single-family residential use is permitted in the requested R-2 Zoning District, according to Table 3.01.03, Schedule of Permitted and Conditional Uses.

The lots will be served with central water service from the Town of Lady Lake and utilize individual septic systems. This request is consistent with LDR Section 6.12.00, Central Water System / Central Sewer System that is based on Comprehensive Plan Policies 1-1.6A and 1-1.6B as explained in Section E of this report.

Development of the proposal shall be in accordance with LDR Section 14.11.01, Minor Lot Splits, that outlines this process and platting requirements.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

The proposed rezoning is consistent with Comprehensive Plan Policies 1-1.6 and 1-1.15 (2) that allow residential development to occur with a density of from one dwelling unit per acre (1du/a) to a maximum of 7du/a within the Urban FLUC.

According to Comprehensive Plan Policy 1-1.7, in the Urban FLUC, residential density is determined by the results of the Urban Area Residential Density Analysis (UARDA) found in LDR Table 3.03.03. In this case, the analysis resulted in a total of 55 points, allowing a maximum density of 4.5du/a. This density corresponds to the allowed density within the Urban FLUC (1du/a to 7du/a) and the requested R-2 Zoning District (2du/a).

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;

The proposed R-2 Zoning District and its associated land use, single-family residential, are consistent and compatible with the surrounding land uses and development patterns in the area. The property is located in an area of existing, various densities of residential development with lots ranging from 0.27 acre to 5 acres in size.

D. Whether there have been changed conditions that require a rezoning;

If the Owner's rezoning request is granted, he wishes to subdivide the property according to LDR Section 14.11.01, Minor Lot Splits and utilize each lot for single-family residential use. Staff supports this request if it meets the requirements of the Comprehensive Plan and LDR as outlined in this analysis.

- E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities;**

The Public Works Department provided comments regarding this proposal stating that the site fronts on Griffin View Drive with 0 feet of recorded right-of-way from the centerline. This road is classified as a Revised Urban Collector requiring 50 feet from centerline or 100 feet total width for the right-of-way. The Public Works Department will request right-of-way to meet Lake County Road standards.

The School District provided documentation stating that according to the school concurrency inter-local agreement, plats or residential site plans that include four or less units shall be considered exempt from the requirements of school concurrency. Since this request will result in two units, it is exempt from school concurrency requirements.

Comprehensive Plan Policies 1-1.6A and 1-1.6B address central water and sewer services within the Urban FLUC. The Town of Lady Lake has provided documentation stating that central water service is available to the property. The lots will be served by individual septic systems.

- F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;**

There is no indication that this development will have any adverse impacts on the natural environment. The site is currently vacant but, once contained a single-family residence that was demolished in 2006.

- G. Whether, and the extent to which, the proposed rezoning would adversely affect the property values in the area;**

There is no indication that the proposed rezoning would adversely affect the property values in the area.

- H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such patterns;**

The proposed rezoning would result in an orderly and logical development pattern. The property is located in an area of existing, various densities of residential development with lots ranging from 0.27 acre to 5 acres in size. The properties to the north and east are within the County's jurisdiction and the Town of Lady Lake's Joint Planning Area (JPA). To the north is a 3.76-acre single-family residential lot; to the east is Cathedral Arch Estates Subdivision consisting of 1-acre lots. The properties to the south and west are within the Town of Lady Lake's city limits. To the west is a 5-acre single-family residential lot; to the southwest is a small rental trailer park; to the

south is a 0.43-acre single-family residential lot; and to the southeast is Joy Estates Subdivision consisting of 0.25-acre single-family and multi-family residential lots.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations;

The proposed rezoning would be in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

N/A

FINDINGS OF FACT: Staff has reviewed the application for the proposed rezoning request and found:

1. The proposed rezoning is consistent with the Comprehensive Plan according to Policies 1-1.6, 1-1.6A, 1-1.6B, 1-1.7 and 1-1.15 (2).
2. The proposed rezoning is consistent with LDR Tables 3.00.03, 3.01.03 and 3.03.03, and LDR Sections 6.12.00 and 14.11.01.

Based on these findings, staff offers a recommendation of **APPROVAL**.

WRITTEN COMMENTS FILED: Supportive: -0- Opposition: -0-

ZONING BOARD RECOMMENDATION:

FINAL ACTION BCC: